

39 Dartmouth Park Road
London NW51SU

DESIGN + ACCESS STATEMENT



Proposed replacement and enlargement of rear lower ground floor garden doors;
replacement of ground floor 'outrigger' doors and small side window;
replacement of existing balcony with stair;
replacement of side existing timber shed;
introduction of lightweight, demountable glazed lean-to bike cover;
introduction of bin store and repair + tidying up at front of house

submitted by Charles Tashima Architecture

on behalf of Noel and Georgina Casey

June 2020

Planning and Building Development
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

June 2020

RE: Design and Access Statement for 39 Dartmouth Park Road, NW51SU

To Whom It May Concern:

Submitted on behalf of Noel and Georgina Casey, please find our Design and Access Statement in support of a householder planning application for proposed alterations to no. 39 Dartmouth Park Road. This is to be read in conjunction with photographs and drawings as scheduled below.

Drawings	001	Location Plan		1:1250 (DIN A3)
	002	Garden Plan	Existing + Proposed	1:100 (DIN A1) / 1:200 (DIN A3)
	003	Lower Ground Floor Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	004	Ground Floor Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	005	Roof Plan	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	006	Front Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	007	Rear Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	008	'Outrigger' Side Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
	009	Side Elevation	Existing + Proposed	1:50 (DIN A1) / 1:100 (DIN A3)
Appendix		photos of property		

1 Planning Context

- 1.1 39 Dartmouth Park Road is a three storey (+ basement) mid-/late Victorian, semi-detached terrace house in the Dartmouth Park Conservation Area (designated 4. February 1992). The Conservation Area is largely residential with a mix of housing stock, including Georgian terrace houses, cottages, mansion blocks as well as Victorian villas and detached houses. Not far from Hampstead Heath, the area can be characterised as green and semi-rural.
- 1.2 Planning approval was granted for the amalgamation of two flats (1-bedroom /3-bedroom) into a 6-bedroom single family dwelling house (use Class C3). Application nr. 2018/5658/P (decision, 21. November 2018).
- 1.3 Planning approval was granted for the reduction of a Loquat Crown (decision, 24. November 2016). Application nr. 2016/6450/T.
- 1.4 On developing the design and preparing this statement, we have referred to The Dartmouth Park Conservation Area Appraisal and Management Strategy (January 2009). This appraisal sets out guidelines for alterations to properties – with an approach for preservation and enhancement.
- 1.5 The National Planning Policy Framework has been taken into account in developing the design, including those areas requiring planning approval. The Development Plan is the London Borough of Camden Local Development Framework and the London Plan, setting out high-level policy on the Council's vision for the borough that responds to the borough's changing circumstances and unique characteristics.

2 The proposal

Generally

- 2.1 Noel and Georgina Casey, owners of the Freehold, are a family developing the property for personal use. It is not a short-term investment or commercial venture. 39 Dartmouth Park Road will be the Casey's family home for many years to come. They do not anticipate any further changes to the property.
- 2.2 The development proposes a number of carefully considered replacements and alterations. These have been holistically considered in relation to this Victorian home, while preserving and enhancing the local context and character. The ambition is for high quality design that will last for many years to come.
- 2.3 The focus of the proposed work is on the ground and basement floors to the back and side of the property – as relates to the internal use and garden. Some work is proposed at the front. This involves the improvement and repair of the front steps and a tidy bin store solution.
- 2.4 Until recently the house has been operating under multiple occupancy. It has also not been renovated for years. For this, care and attention are necessary for new services, structural repairs as well as renovation of historic features. The ambition is to make the necessary adjustments to suit the needs of a young family while bringing the house back to its former glory.
- 2.5 With high regard for Dartmouth Park, the Casey's see their home as fitting in and contributing to the quality of the area. The proposed work seeks to modestly upgrade and repair the property, while meeting the needs of a contemporary family.

Windows and doors – at lower ground floor (garden)

2.6 Replacement and enlargement of existing doors onto terrace

We propose to replace the modern timber doors, currently opening onto the garden terrace. In doing so, we propose to increase the opening size – using lightweight Crittall-style steel doors. The proportions of windowpanes and mullions are traditional and in keeping with the period of the property.

Reason: To improve the quality of light and relationship of this South-facing kitchen and dining space onto the garden. This room will be the main focal point for this sociable family of four. The design of the doors will be an improvement on the poor design and quality of the existing ones. We envision these doors to be Crittall-style steel and glass. Crittall was founded in 1889 and is appropriate for the period of this home and its location toward the garden.

2.7 Replacement of 'outrigger' doors with a window onto terrace

We propose to replace the modern timber doors with a new window to the side of the existing 'outrigger.' The design and material would be the same as the above proposed doors.

Reason: To improve the room quality and improve the connection to the small terrace leading onto the kitchen/ dining area. The design of the window will be an improvement on the poor design and quality of the existing contemporary doors.

2.8 Enlargement + replacement of existing 'outrigger' window onto garden

We propose to replace this window with a larger one. The design and material would be the same as above.

Reason: The window is in a state of disrepair and needs replacement. To improve the quality of light and connection to the garden, we also propose to increase its size. The design of the window will be an improvement on the poor design and quality of the existing contemporary windows.

Windows and doors – at ground floor

2.9 Replacement of existing ‘outrigger’ doors onto balcony

We propose to replace these doors with new ones. The design and material would be the same as above.

Reason: The doors are in a state of disrepair and in need of replacement. The proposed doors will also improve the quality of light and enhance the character of the property. The design of the doors will be an improvement on the poor design and quality of the existing contemporary doors.

2.10 Replacement of existing ‘outrigger’ window

We propose to replace the existing timber window. The design and material would be the same as existing. There are no other changes proposed.

Reason: The current window is of poor quality and in need of replacement

Roof

2.11 Replacement and increased slope to ‘outrigger’ roof

We propose to replace this unattractive asphalt roofing felt and replace with zinc in keeping with the colours and textures of the area. In doing so, we propose to increase the slope to improve water run-off. The height where the roof meets the house, would not be higher than that of the adjoining neighbour at no. 41.

Reason: The current roof is of poor quality and unsightly. The raising of the back of the roof will improve the quality of the interior space as well as improve water run-off.

Ancillary elements

2.12 Replacement of balcony

We propose to replace the existing balcony and stair with a new one, made of dark painted steel to be in keeping with the area. The stair would be removed and not replaced.

Reason: The current balcony and stair is of poor quality, an eye-sore. It is in urgent need of replacement. We have chosen to not reintroduce the stair in order to improve the quality of light at basement level. By taking away the stair, there is the added value of not walking along the fence at no. 37, which will likely be welcomed by the neighbours. The changes to this balcony and room (current kitchen) are intended to create a quiet, self-contained study. This is to facilitate home working and minimise the need for the current ancillary study shed at the back of the garden.

2.13 Replacement of light-weight timber, lean-to shed

We propose to replace the existing timber shed with a new one. It would be made of a lightweight timber frame and painted timber paneling. The roof would be of zinc to be in keeping with the proposed ‘outrigger’ roof and character of the area.

Reason: The current shed is in disrepair and in need of replacement. It is anticipated that the shed would be used to store gardening materials and tools.

2.14 Introduction of a lightweight, demountable glazed lean-to bike cover

We propose to introduce a lightweight, demountable overhang to protect the storage of bicycles.

Reason: With the increased use of bicycles throughout London and the UK – particularly as relates to carbon footprint reduction – it is necessary to provide a neat, protective and safe storage area. The Caseys have discussed it with their neighbours at no 37 who are in agreement with the proposal for what is

essentially a shared space. It has been agreed that a removable structure will be used in order to facilitate scaffolding access to the side of either property should this be necessary for future repairs.

2.15 Introduction of bin store and repair + tidying up front steps at front

We propose to build a lightweight, painted timber bin store to hide away bins. While doing this we anticipate repairing and tidying-up the front steps.

Reason: There is currently no rationalised and clear location for bins. The front steps are currently unsightly.

3 Access

- 3.1 The house is set back from the street and is accessible via a gate and set of steps to a raised ground level. As the property is semi-detached, there is an additional path leading to the garden as well as a second, side door at basement level.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Tashima', with a stylized flourish at the end.

APPENDIX



rear garden elevation | showing doors onto garden and relationship to terrace and 'outriggers'



side of 'outrigger' with existing timber doors | we propose to replace these doors with a window to improve the quality of the space, connection to garden and design



rear 'outrigger' window | we propose to replace this with a larger window to improve the quality of the space and connection to the garden



existing timber balcony and stair | we propose to replace this unsightly and dilapidated balcony and stair, with a lightweight steel balcony, painted in a dark colour

**CHARLES TASHIMA
ARCHITECTURE**



(L) existing outrigger roof | we propose to replace this unsightly roofing felt with zinc;
(R) 'outriggers' at no. 41 and no. 45 | the height where the slope meets the main building would not be higher than these



side alleyway | location of lightweight bike cover